



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	10/09/07	AGENDA REQUEST NO:	IV A
INITIATED BY:	RUTH LOHMER, PLANNER II <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>Douglas P. Schomburg</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	CONDITIONAL USE PERMIT (CUP) TO OPERATE A SHORT-TERM REHABILITATION HOSPITAL IN LAKE POINTE TRACT C REPLAT, RESERVE D, IN THE BUSINESS OFFICE (B-O) DISTRICT PUBLIC HEARING; DISCUSSION AND DIRECTION
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EXHIBITS:	SUPPLEMENTAL INFORMATION, VICINITY MAP, AERIAL PHOTO, SITE PHOTOS, APPLICATION, CONCEPTUAL SITE PLAN, PLAT EXCERPT, HEARING NOTICE
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>

RECOMMENDED ACTION

Discussion and direction from the Commission following the Public Hearing.

EXECUTIVE SUMMARY

This is a request for a Conditional Use Permit (CUP) from Remington Medical Resorts to develop a facility to accommodate patients for short-term stay physical rehabilitation in the Business Office (B-0) district. The 2.45 acre vacant property is located on Creek Bend Drive in Lake Pointe Tract C Replat, Reserve D, to the immediate southeast of the existing Fluor company office complex. The following report contains a preliminary analysis of the request and additional information, including a conceptual site plan. Based on this analysis, the proposed use appears well-suited at this location.

Based on the feedback from the Public Hearing and Commission direction, a formal staff recommendation will follow when the item comes before the Commission for Consideration and Action. We have included points for consideration within the attached materials.

File No. 8501

CC: Mark Fritz, mfritz@remintonrr.com and Don Janssen donj@sugarlandtx.gov

EXHIBITS

DEVELOPMENT CODE PROVISIONS FOR CONDITIONAL USE PERMITS:

Sec. 2-22. Standard of Review

In reviewing the application, the Commission and Council will consider the impact the proposed use would have on surrounding premises and the community, including traffic, noise, and property values; any conditions or restrictions that could mitigate any adverse impact; and other matters that are relevant to a determination of whether the use would be a compatible and appropriate use of the premises.

Sec. 2-23. Conditions

The Commission may recommend, and the Council may impose, reasonable conditions and restrictions in the granting of a permit to mitigate any adverse impacts of the proposed use. The conditions must be specified in the ordinance approving the permit.

GENERAL SITE INFORMATION AND ANALYSIS:

The following is a summary of general site information.

Adjacent Zoning	North:	Fluor PD (1983)
	South:	Business Office (B-O)
	East:	Business Office (B-O)
	West:	Fluor PD (1983)
	Site:	Business Office (B-O)
Adjacent Land Use	North:	Fluor Daniel Complex
	South:	Vacant and Brooks Lake
	East:	Vacant
	West:	Fluor Daniel Complex
	Site:	Vacant

PRELIMINARY ANALYSIS:

Case Overview:

Remington Medical Resort of Sugar Land, LLC has submitted a request for a Conditional Use Permit to develop a medical rehabilitation center in Lake Pointe. The 2.45 acre site is located in Lake Pointe Tract C Replat, Reserve D. The site, now vacant, was previously a secondary parking lot for the Fluor Daniel office complex; the parking lot has since been demolished. The site is located within the Business Office (B-0) District, which requires a Conditional Use Permit for use as a Rehabilitation Hospital, which is classified as Skilled Nursing Care (SIC Code #8051) and Specialty Hospital (SIC Code #8069, except Drug Addiction and Alcoholism rehabilitation hospitals). The facility will accommodate patients that require short-term rehabilitation therapy after being released from the hospital. According to information provided by the applicant, some of the patient medical conditions which the facility cares for are:

- Orthopedic surgery and joint replacement
- Stroke
- Diabetes
- Head Injury
- IV Therapy
- Wound care
- Pulmonary diseases, including pneumonia
- Post-operative observation
- Plastic surgery recuperation

The applicant has indicated that the facility will include 60 beds, where patients typically stay for 15 to 18 days to receive treatment. During a standard shift, there will be approximately 33 staff working at the facility. The facility will be a two-story building with approximately 42,000 square feet. The location within the Business Office District requires the building to meet the city building finish standard ratio of 85% Primary Materials of either brick, glass, or stone. The property is surrounded by the Lake Pointe PD to the northwest, and Business Office (B-0) to the north, east, and south. There are a number of medical office uses nearby in the General Business (B-2) portion of the Lake Pointe development, on the opposite side of Fluor Daniel Drive. The proposed use appears to be consistent with adjacent zoning and surrounding land uses.

Parking and Traffic Circulation:

The conceptual site plan shows 63 parking spaces, meeting the requirement for hospitals under the Development Code (which uses number of beds and number of employees to calculate required parking). The facility will access Creek Bend Drive, which will be a private road in this area of Lake Pointe. The applicant has submitted a technical memorandum as an addendum to the original Traffic Impact Analysis for the Lake Pointe development. The memorandum indicates that, with the rehabilitation center, the trip generation for the Tract C land uses is still within the limits estimated in the original study, and that the conclusions from the original TIA are still valid. Staff has also examined the question of anticipated emergency ambulance services and the applicant indicated that there would be very few emergency calls to the facility, and a low impact to the area, unlike a general hospital facility. In addition, Remington Medical Resorts provides a van service for patients to the facility from the hospital, and back home when the patient is released. The applicant has indicated that the majority of patients utilize this amenity that is paid for as a part of their stay at the facility.

Compatibility with General Plan and Comprehensive Plan:

The use of this site as a rehabilitation facility appears to be in compliance with the approved General Plan for Lake Pointe. The Lake Pointe General Plan indicates that the use for this area will be Office—B-0. A rehabilitation facility is allowed with a Conditional Use Permit in the Business Office district and the intensity of the proposed land use appears compatible with the potential surrounding office uses. In addition, the proposed use is not in conflict with the Comprehensive Plan.

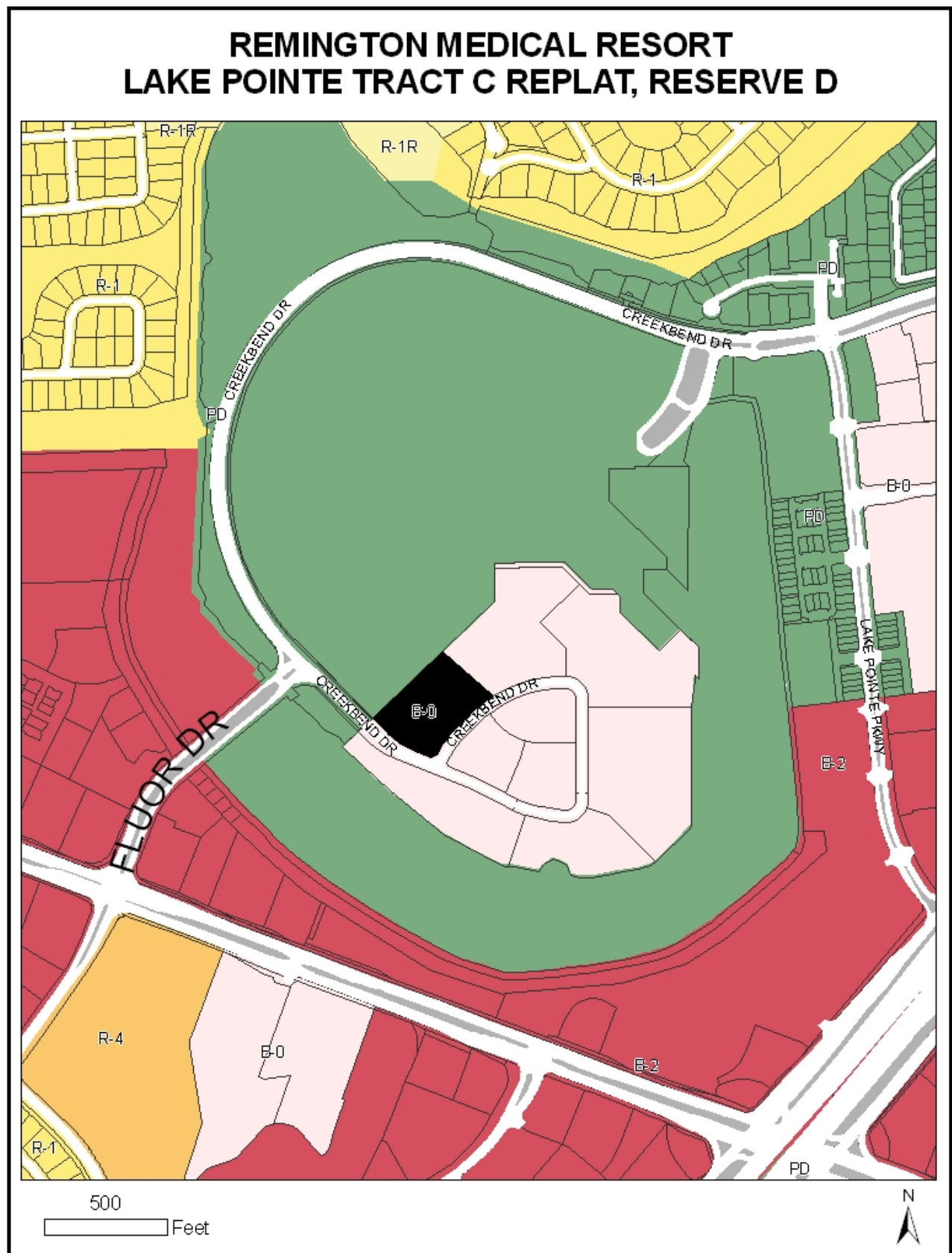
PUBLIC HEARING:

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land internet home page. All property owners within 200' of the property were also notified, as was the area HOA (First Colony Community Association). At the time of writing this report, we have not received any inquiries on the CUP.

POINTS FOR CONSIDERATION:

- Site appears well-suited for proposed use due to low intensity, and compatibility with proposed and existing surrounding office uses
- Use is in accordance with the approved General Plan for Lake Pointe
- Does not appear to be in conflict with Land Use Plan or other provisions of Comprehensive Plan

Vicinity Map:



Aerial:

REMINGTON MEDICAL RESORT LAKE POINTE TRACT C REPLAT, RESERVE D



500

Feet



Pictures of the Site:

View looking north:



View looking northeast:



View looking east:



View looking south:



Application:



RECEIVED

AUG 27 2007

PLANNING

**PLANNING DEPARTMENT
CONDITIONAL USE PERMIT OR REZONING APPLICATION**

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact Remington Medical Resort of Sugar Land, LLC
Address 555 Round Rock West, Suite 390, Round Rock Texas 78681
Phone 512-733-5151 **Fax** 512-733-5152
Email mfritz@remingtonrr.com

Owner

Contact Remington Medical Resort of Sugar Land, LLC
Address 555 Round Rock West, Suite 390, Round Rock Texas 78681
Phone 512-733-5151 **Fax** 512-733-5152
Email mfritz@remingtonrr.com

Property Legal Description N/A **See Attached**

Lot N/A **Block** **Subdivision** Lake Pointe, Tract C

Current Zoning District B-O **Proposed Zoning District, if applicable**

If this is a CUP application: ☒ **new building** ☐ **existing building**

Proposed Use (CUP only) Rehabilitation Center

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. **This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.**

X Mark Fritz

Signature of Applicant

7-16-2007

Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☐ Three (3) copies of the completed application
- ☐ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☐ Metes and bounds of the site or county slide number of plat, if recorded
- ☐ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☐ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☐ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

Letter from Applicant (Page 1):



**PLANNED COMMUNITY
DEVELOPERS**
LTD.

Planned Communities and Commercial Development

August 27, 2007

Mr. Doug Schomburg
City of Sugar Land
P.O. Box 110
Sugar Land, TX 77487-0110

RE: Remington Rehab Investment Group Conditional Use Permit Request

Dear Doug:

Planned Community Developers, Ltd. ("PCD") is currently working with Remington Rehab Investment Group ("Remington") on their purchase of a 2.45 acre site in the Lake Pointe Town Center development. Remington is developing an upscale two-story, 60 bed facility with all private rooms to accommodate short-term stay rehab patients. Mark Fritz, Chief Executive Officer, who has a long history of developing skilled nursing facilities, has assembled a team of healthcare professionals with more than 158 years combined experience to develop these upscale rehab facilities across the state. They will be developed under the subsidiary name, Remington Medical Resorts.

The site is located in a B-O zoning district, which allows facilities with overnight stay requirements only with a conditional use permit. The building is approximately 42,000 square feet with 63 parking spaces. The parking count was programmed to meet the City of Sugar Land design standards for overnight facilities, which is termed "hospitals". Remington is working with the First Colony Community Association on a site plan and elevation, which will be used in the public hearing. A site plan is included which describes the site layout, building size and parking spaces provided.

Included in this package is a Traffic Impact Study prepared by Don Glenn with Reynolds, Smith and Hills, Inc. ("R S & H") which is an update of the original traffic impact analysis prepared for the overall 190 acre Lake Pointe development back in March, 2004. You will see that the result of this and other facilities planned for this 28 portion of the 190 acre site have actually reduced the overall trip generation originally anticipated for this area. What is included is a draft of the final copy which will be delivered later today.

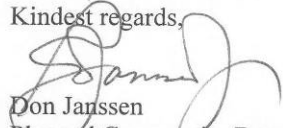
As master developer of the 190 acre development, we feel that this use is compatible with the surrounding area and due to the upscale development materials and the need for a facility of this type for this community will result in this facility having a very positive impact on this development and the community as a whole.

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AUG 27 2007
PLANNING

Letter from Applicant (Page 2):

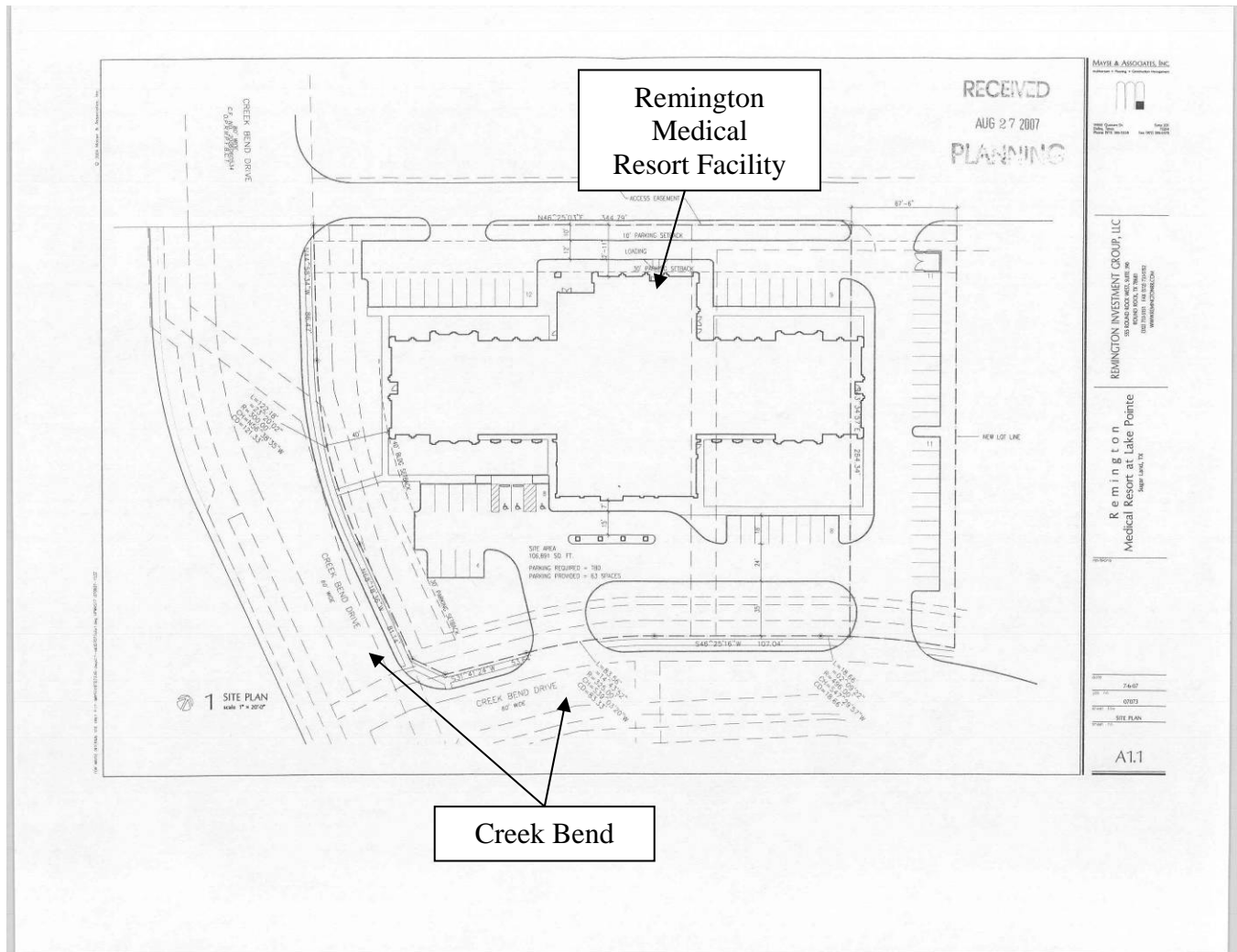
After reviewing this submittal, please call with any questions or comments or should you need additional information. Also, please let us know once you have a confirmed meeting schedule. We appreciate your consideration of this request.

Kindest regards,

A handwritten signature in dark ink, appearing to read "Don Janssen", written over the printed name.

Don Janssen
Planned Community Developers, Ltd.
281-242-2000

Conceptual Site Plan, 2007:



Site Details:

- 2.45 acres
- 42,000 sq. ft.
- 60 beds
- 33 employees on standard shift
- 63 parking spaces
 - 1 space/2 beds: $60 \text{ beds} / 2 = 30 \text{ spaces}$
 - 1 space/employee: $33 \text{ employees} = 33 \text{ spaces}$
 - 63 spaces total

FLUOR CENTRAL DEVELOPMENT
TRACT RE PLAT NO. 1
TRAC "6"
SLIDE Nos. 2427 A/B
F.B.C.P.R.

P.O.B.
THE SOUTHEAST CORNER OF
TRACT "5" OF FLUOR CENTRAL
DEVELOPMENT TRACT RE PLAT
NO. 1 AS RECORDED UNDER
SLIDE NO. 2427 A/B OF THE
F.B.C.P.R. AND THE MOST
EASTERLY CORNER OF CREEK
BEND DRIVE AS RECORDED UNDER
C.F. NO. 2006060534 OF THE
D.R.F.B.C.

UNRESTRICTED
RESERVE "D"
2.4493 ACRES

UNRESTRICTED
RESERVE "I"
PLAT NO. 20070108

LAKE POINTE
PLAT No. F.B.C.

**LAKE POINTE TRACT C REPLAT, RESERVE D, AS RECORDED ON AUGUST 31, 2007 IN
THE FORT BEND COUNTY PLAT RECORDS FILE NO. 20070210.**

Legal Notice:

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REGARDING A REQUEST FOR A CONDITIONAL USE PERMIT FOR A REHABILITATION HOSPITAL IN THE BUSINESS OFFICE (B-O) DISTRICT, RESERVES D & E WITHIN PROPERTY PLATTED AS LAKE POINTE TRACT C, FBCC PLAT FILE NO. 20070108, FURTHER IDENTIFIED AS PROPERTY DIRECTLY TO THE SOUTHEAST EAST OF THE EXISTING FLUOR CORPORATION OFFICE COMPLEX, LOCATED IN THE S.M. WILLIAMS LEAGUE, A-97, FORT BEND COUNTY, TEXAS.

PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed conditional use permit (CUP) request shall be given an opportunity to be heard.

WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS

WHEN: CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION MEETING
7:00 P.M., OCTOBER 9, 2007

DETAILS OF THE PROPOSED CONDITIONAL USE PERMIT MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT PLANNING@SUGARLANDTX.GOV. THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.